



**5 Hawks Hill House, Guildford Road,  
Fetcham, Surrey, KT22 9GS**

**O.I.E.O £600,000 Share of Freehold**

### Directions

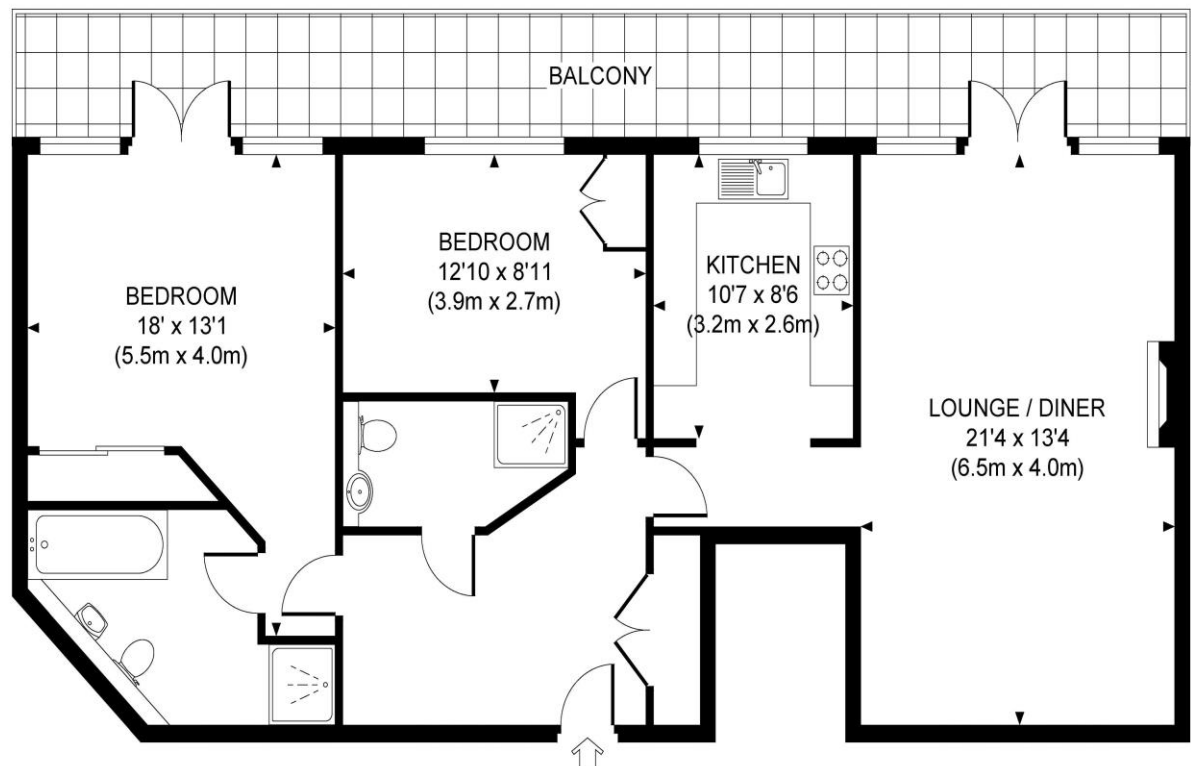
From our office in Great Bookham proceed to the top of the High Street turning left onto the A246 Guildford/Leatherhead Road. Proceed along until you come to a roundabout, take the first left, exit into Hawks Hill and Hawks Hill House can be found towards the bottom of the hill on your right hand side. Number 5 is in the left hand block.

### Local Authority

Mole Valley District Council Tel: 01306 885001  
Council Tax Band: F  
Lease: 125 years from 25.12.2004 with share of Freehold  
Maintenance: £2,868,00 PA



Approximate Gross Internal Area  
936 sq ft / 86.9 sq m



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		83  B	83  B

**5 Hawks Hill House, Guildford Road, Fetcham, Surrey, KT22 9GS**

A beautifully appointed 2 bedroom first floor apartment situated in an exclusive private gated development with outstanding views over delightful communal gardens and Norbury Park to the rear.

NO ONWARD CHAIN.

**THE PROPERTY**

Originally constructed in 2004 by Millgate Homes this highly desirable apartment provides particularly spacious and well maintained accommodation. Currently this consists of a generous size lounge/dining room with a central feature stone fireplace and mantle above with French doors opening out onto a private balcony with far reaching views, kitchen incorporating a good range of matching eye and base level units together with ample granite work surfaces and a number of integrated appliances, 2 double bedrooms both with built in wardrobes and ensuite facilities, the master further benefitting from direct access to the private balcony. To the rear there are then 2 acres of superb communal gardens which have been beautifully landscaped and also features a stone built pavilion. Other benefits include lift service, garage en bloc with full power and light and up and over door, additional visitor parking, long lease with share of Freehold.



**SITUATION**

The property is located in a highly sought after development within easy reach of Leatherhead town centre and mainline railway station. The former provides a comprehensive range of shopping facilities including the partly covered Swan shopping centre, Waitrose local and Theatre. The latter offers a commuter service into London Waterloo, Victoria and London Bridge. The M25 can be reached at junction 9 Leatherhead giving good motorway access to both Heathrow and Gatwick airports. Surrounding the area is some delightful countryside much of which is National Trust owned including Norbury Park being within a few minutes' walk away.

